

BUILDING DEVELOPMENT COMMISSION

Minutes of February 16, 2016 Meeting

Jonathan Bahr opened the Building-Development Commission (BDC) meeting at 3:05 p.m. on Tuesday, February 16th 2016.

Present: Jonathan Bahr, Travis Haston, Rob Belisle, John Taylor, Chad Askew, Tom Brasse, Melanie Coyne, Scott Shelton, Ben Simpson, Michael Stephenson, Wanda Towler and Rodney Kiser

Absent: No absentees in February.

1. MINUTES APPROVED

Melanie Coyne made the motion to approve the minutes from the January 19th Building Development Commission Meeting after revision of item #6. Industry Meeting on Technology Development Priorities; to reflect Michael Stephenson's attendance at both the December 7th meeting and the December 17th meeting. Scott Shelton seconded the motion. Meeting minutes, passed unanimously.

2. BDC MEMBER ISSUES & INDUSTRY ASSOCIATION ISSUES

Jonathan Bahr reported that the Chamber of Commerce is currently looking for a small business representative to fill the BDC vacancy approved by the BOCC.

3. PUBLIC ATTENDEE ISSUES

No public attendee issues.

4. BUILDING VALUATION DATA WORK GROUP RECOMMENDATION

Patrick Granson reminded members that a summary e-mail with BVD comparison chart was sent to BDC members on January 5th. At the request of John Taylor, final comments by the BDC were deferred to February when the BDC will make any objections to the change. The end product identifies a set of modifications to the 2013 ICC Building Valuation Data table that make sense to participating industry reps and the Department. Since this is an admin change, it doesn't require BOCC action. The proposed start date is 7/1/16. Customers will be made aware of this change 90 days in advance (4/1/16) when it will also be posted on the web for reference. Forecasting any FY17 revenue impact will be part of the Department's work with the BDC budget subcommittee. John Taylor, the ABC and all members of the BDC had no objections to the change and consider this initiative complete.

5. DEPARTMENT STATISTICS AND INITIATIVES REPORT

Patrick Granson provided the following report on the Department's January statistics.

January 2016 Statistics

Permit Revenue

- January permit (only) rev - \$ 1,839,478, compares to December permit (only) rev - \$ 1,937,892
- Note (*); the December 1, 2015 BOCC approval of RFBA's changed expense & revenue picture as follows.
 - The 20 position betterment adds \$1,534,000
 - So new Fy16 permit revenue totals; \$21,904,284 + \$1,534,000 = \$23,438,284
- YTD permit rev = \$14,402,355 is above projection (\$13,033,165) by \$1,369,190 or 10.5%.

Construction Value of Permits Issued

Report temporarily suspended.

Permits Issued:

	Dec	Jan	3 Month Trend
Residential	3756	3829	4749/4097/3756/3756
Commercial	2120	2103	2604/1955/2120/2103
Other (Fire/Zone)	234	302	396/289/234/302
Total	6110	6234	7749/6341/6110/6234

Changes (Dec-Jan); Residential up 1.91%; commercial down .81%; total up 1%

Inspection Activity: Inspections Performed

Insp. Req.	Dec	Jan	Insp. Perf.	Dec	Jan	% Change
Bldg.	6547	5965	Bldg.	6502	5814	11%
Elec.	7614	6535	Elec.	7334	6068	17%
Mech.	4103	3405	Mech.	3923	3162	19 %
Plbg.	3162	2945	Plbg.	2895	2581	11%
Total	21,426	19,176	Total	20,654	17,625	15%

Changes (Dec-Jan): requests down _11_%; inspect performed down 15% (trades ranging 16-20%)

Insp performed were 7% of insp requested

Inspection Activity: Inspection Response Time (new IRT report)

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Dec	Jan	Dec	Jan	Dec	Jan	Dec	Jan
Bldg	77.8	76.1	94.3	91.9	98.4	97.8	1.29	1.38
Elec.	55.1	61.1	86.9	88.1	98.5	96.4	1.6	1.87
Mech.	61.1	70.9	84.4	90.9	95.7	96.7	1.6	1.51
Plbg.	63.1	70.6	83.8	90.4	96.2	97.3	1.56	1.43
Total	64.2	69.1	88.1	90.2	97.4	96.9	1.5	1.58

Per the BDC Performance Goal agreement (7/20/2010), the goal range is **85-90%**; so while numbers are improved, the IRT report indicates the Jan. average is currently **16% below the goal range.**

Inspection Pass Rates for January 2016:

OVERALL MONTHLY AV'G @ 77.3% in January, compared to 78.8% in December

Bldg: December – 66.97%
 January – 64.42%

Elec: December – 76.27%
 January – 75.21%

Mech: December – 84.25%
 January – 85.95%

Plbg: December – 89.47%
 January – 91.12%

- Overall average down 1.5%+ from last month, but still within the 75-80% goal range.

OnSchedule and CTAC Numbers for January, 2016

CTAC:

- 75 first reviews, compared to 104 in December.
 - Projects approval rate (pass/fail) – 61%
 - CTAC was 33.4% of OnSch (*) first review volume
- *CTAC as a % of OnSch is based on the total of only scheduled and Express projects

On Schedule:

- May, 14: 223 -1st rev'w projects; on time/early–97.63% all trades, 96% B/E/M/P only
- June, 14: 241 -1st rev'w projects; on time/early–94% all trades, 95% B/E/M/P only
- July, 14: 203 -1st rev'w projects; on time/early–90.4% all trades, 96% B/E/M/P only
- August, 14: 248 -1st rev'w projects; on time/early–85.75% all trades, 96% B/E/M/P only
- September, 14: 189 -1st rev'w projects; on time/early–92% all trades, 94.75% B/E/M/P only
- October, 14: 239 -1st rev'w projects; on time/early–95% all trades, 94% B/E/M/P only
- November, 14: 194 -1st rev'w projects; on time/early–95.6% all trades, 95.25% on B/E/M/P only
- December, 14: 203 -1st rev'w projects; on time/early–95.25% all trades, 94.25% on B/E/M/P only
- January, 15: 185 -1st rev'w projects; on time/early–92.88% all trades, 93.5% on B/E/M/P only
- February, 15: 192 -1st rev'w projects; on time/early–
- 94.75% all trades, 96.5% on B/E/M/P only
- March, 15: 210 -1st rev'w projects; on time/early–95.1% all trades, 97.5% on B/E/M/P only
- April, 15: 240 -1st rev'w projects; on time/early–91.5% all trades, 96.75% on B/E/M/P only
- May, 15: 238 -1st rev'w projects; on time/early–95% all trades, 94.75% on B/E/M/P only
- June, 15: 251 -1st rev'w projects; on time/early–94.95% all trades, 95.82% on B/E/M/P only
- July, 15: 218 -1st rev'w projects; on time/early–91.1% all trades, 90.75% on B/E/M/P only
- August, 15: 215 -1st rev'w projects; on time/early–91.5% all trades, 93% on B/E/M/P only
- September, 15: 235 -1st rev'w projects; on time/early–87.12% all trades, 92.5% on B/E/M/P only
- October, 15: 229 -1st rev'w projects; on time/early–91.79% all trades, 91.62% on B/E/M/P only
- November, 15: 220 -1st rev'w projects; on time/early–93% all trades, 92% on B/E/M/P only
- December, 15: 224 -1st rev'w projects; on time/early–89.4% all trades, 90.75% on B/E/M/P only
- January, 2016: 188 -1st rev'w projects; on time/early–85.85% all trades, 84.64% on B/E/M/P only

Booking Lead Times

- On Schedule Projects: **for reporting chart posted on line**, on February 1, 2016, showed
 - 1-2 hr projects; at 2 work days booking lead
 - 3-4 hr projects; at 2-4 work days lead, bldg-4,
 - 5-8 hr projects; at 2-20 work days lead, bldg-13, elec-15, MP-20, CMUD-5, CLT Zon'g -18.
- CTAC plan review turnaround time; BEMP at 4 work days, and all others at 1 day.
- Express Rev'w booking lead time; 4 work days for small projects, 15 work days for large projects

STATUS REPORT ON VARIOUS DEPARTMENT INITIATIVES

David Gieser updated BDC members on various on-going department initiatives as follows:

Follow-up from BDC January Meeting

David Gieser updated the BDC members on Industry-Technology Development Priorities saying when Gartner's final tech recommendations are received by the County; the Department will bring these recommendations to the BDC for discussion and comparison to the industry tech priority. Jim has advised the Assistant County Manager and LUESA Director accordingly. Gartner has met with the County and the City but have still not finalized the recommendations. We anticipate this will happen sometime this month.

Code Interpretation Search Tool

BDC members liked the proposal to add links to the current NC codes from the ICC website on each trade search page in the Code Interpretation Library; also requesting a link to NCDOT's web posting summary of current code changes approved by the BCC and the NC Rule Review Commission. Next month we hope to have a status update.

Updates on Other Department Initiatives in the Works

Mega Multifamily Inspection Team and Inspections Realignment Project Status

No significant news to report on the realignment. We are still progressing towards a July 1st finalization of the realignment project. Earlier this month, we had a meeting with the GCAA and talked about the permitting structure; which was well received. This information will be loaded to our web site and we will advise, on any preconstruction meeting to structure permits to make sure they are where they need to be.

Gartner/Task Force Recommendations

We continue to work on the Gartner Task Force. We had a joint session with City-County employees who currently occupy this building. Meeting was held on Friday before the Super Bowl to talk about the vision and how things are going. It was a good update and well received by all the staff.

The BDC's direction on training includes the following

In the May 19 meeting, the BDC concurred that it is the Department's responsibility to train customers and staff on both the process and use of technology. The BDC added the following qualifying points; a) First time customers are different and the Department should "step up a bit" in helping them. b) Contractor participation in preliminary code reviews is helpful, especially to promote discussions of constructability and code complaint details, and should be encouraged. c) Continue promoting consistency meeting agendas and contractor participation in same, especially for the commercial contractors. We are currently looking to restructure the rotation of meetings to make them more effective for everyone attending. (one month have a Commercial Building Consistency and another month having a Residential Consistency meeting). We will keep you updated on these developments. d) Offer industry opportunity to attend code training sessions offered by the Department.

Follow-up Subcommittee Task Force Work

The CCTF & Subcommittee on RTAP and Best Practice delivered their reports to the BDC in the July meeting. The CCTF assignment is complete. Follow up work is required from the Subcommittee on RTAP & Best Practice; that meeting was snowed out and is tentatively re-scheduled for February 29th from 9:00 a.m. – 11:00 a.m. here at Suttle Avenue in the 4th floor Woods Conference room.

Follow-up on the 2014 Service Delivery Enhancement Proposal

Hybrid Collaborative Delivery Team

- Team leadership periodically updates the BDC on their status

Customer Service Center Design Project

- So after this, CSC updates will be periodic, as the BDC requests or as Directors feel appropriate

Manager/CA added comments

- No Manager/CA added comments.

6. ADJOURNMENT

The February 16th meeting of the Building Development Commission adjourned at 3:39 p.m.

The next meeting of the Building Development Commission is scheduled for Tuesday, March 15th 2016.